

LOT 2
@
THE ELLIPSE AT WESTFIELDS

SPECIAL EXCEPTION

SE 2010-SU-012

SULLY DISTRICT - CHANTILLY, VIRGINIA

OCTOBER 28, 2010

PROJECT TEAM

LAND USE ATTORNEY:
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ARLINGTON, VIRGINIA 22202

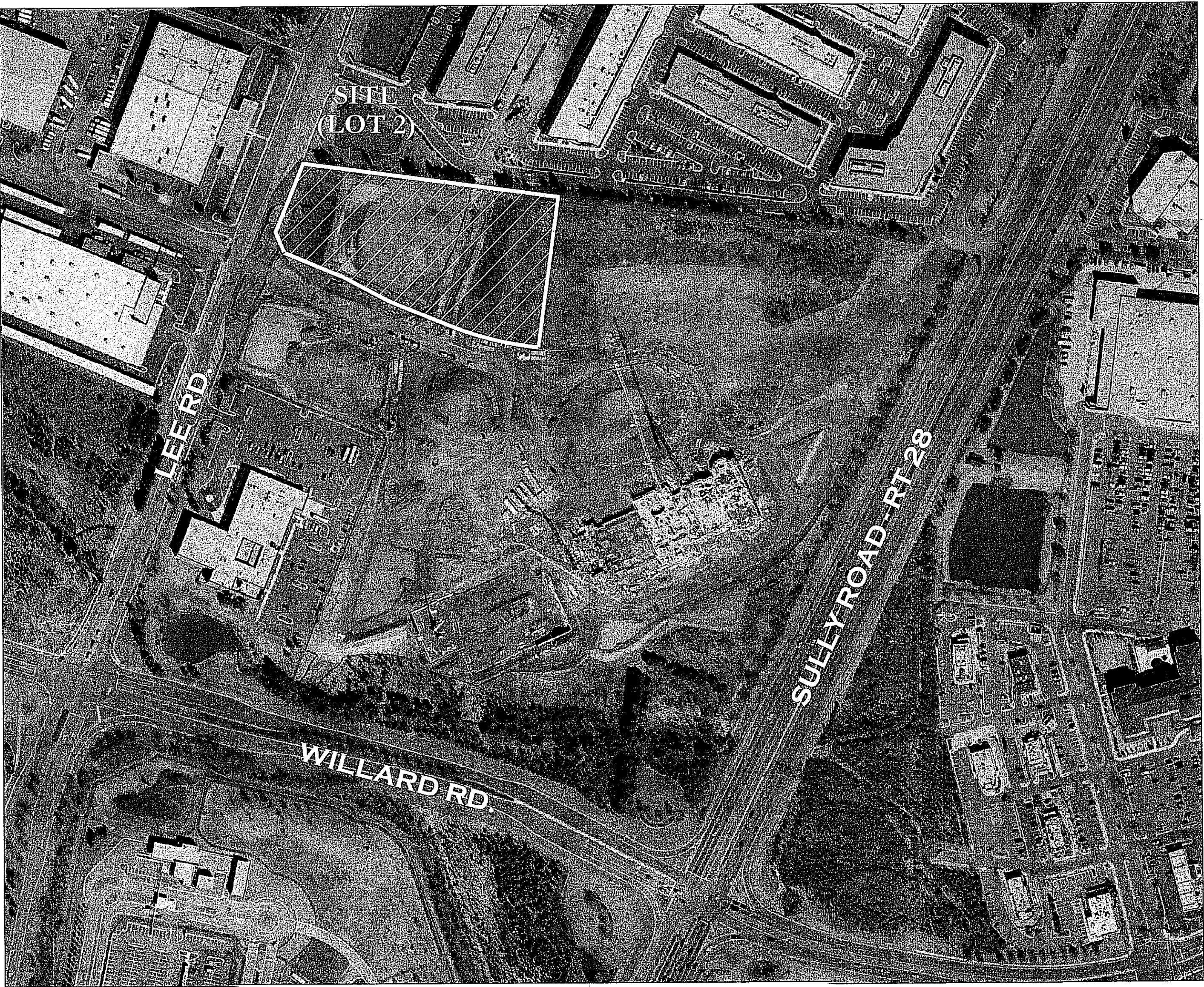
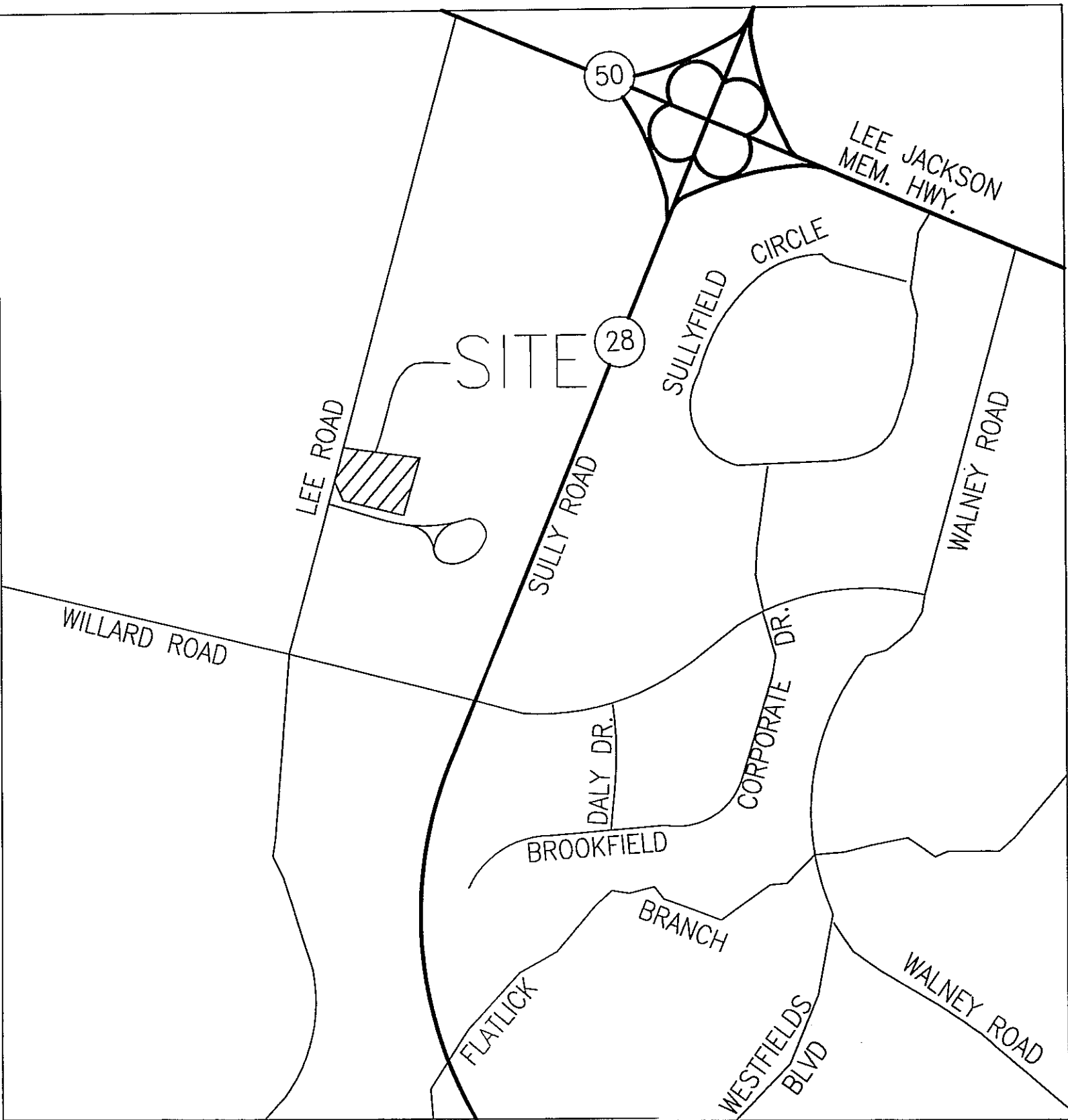
ARCHITECT:
SOMA ARCHITECTS
1221 KING STREET
ALEXANDRIA, VA 22314

OWNER/APPLICANT:
LONG AND FOSTER COMPANIES
14501 GEORGE CARTER WAY
CHANTILLY, VA 20151

CIVIL ENGINEER/ L. ARCHITECT:
WILLIAM H. GORDON ASSOCIATES, INC.
4501 DALY DRIVE
CHANTILLY, VA 20151

VICINTY MAP

SCALE: 1"=1000'



AERIAL VIEW

N.T.S.

SHEET INDEX

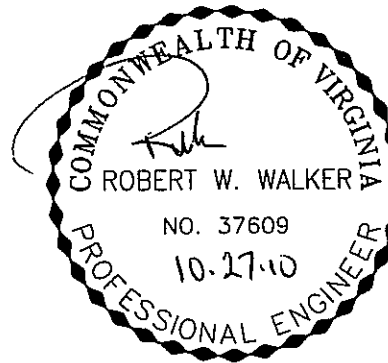
- 1 — COVER SHEET
- 2 — GENERAL NOTES AND TABULATIONS
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- 4 — EXISTING CONDITIONS PLAN
- 5 — SPECIAL EXCEPTION PLAT (SE)
- 6 — PRELIMINARY SWM PLAN AND NARRATIVE
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Application No. SE 2010-SU-012 Staff WO'D

APPROVED SE / SP PLAN
SEE DEV. CONDS DATED 11/4/2010
Date of (BOS) (BZA) approval 1/11/2011

Sheet 1 of 8

RECEIVED
Department of Planning & Zoning
OCT 27 2010
Zoning Evaluation Division



0612-0308 CS.dwg

GENERAL NOTES

- 1A. LOCATION (LOT 2). THE AREA SUBJECT TO THIS SPECIAL EXCEPTION (SE) APPLICATION CONSISTS OF TAX MAP NO 34-3 ((14)) PARCEL 2 (4.071 ACRES OR 171,165 ± SF).
2. OWNERSHIP. THE SITE IS LOCATED AT 14000 GEORGE CARTER WAY, AND IS OWNED BY HEADQUARTERS 2 LLC. THIS INFORMATION IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.
3. SE REQUEST. THE SITE IS CURRENTLY ZONED I-5, GENERAL INDUSTRIAL DISTRICT. HOTELS AND MOTELS ARE PERMITTED WITHIN THE I-5 DISTRICT AS A CATEGORY 5 SPECIAL EXCEPTION USE.
4. E.A.R. THE PROPERTY HAS A BY-RIGHT FAR OF 10 BASED ON A GRANDFATHERED PROVISION WITH ZONING ORDINANCE AMENDMENT 92-225.
5. BOUNDARY/TOPOGRAPHY/EXISTING UTILITIES. BOUNDARY & TOPOGRAPHIC INFORMATION WAS PREPARED BY WILLIAM H. GORDON AND ASSOCIATES (WHGA). THE FEATURES SHOWN ARE BASED ON A NOVEMBER 2008 FIELD SURVEY TO REFLECT EXISTING CONDITIONS. NO TITLE REPORT WAS FURNISHED FOR THE PREPARATION OF THIS PLAT.
6. RIGHTS-OF-WAY. LEE ROAD - ROUTE 8461 ABUTS LOT 2 AND IS A VARIABLE 4 LANE ROAD. ACCESS TO LOT 2 IS FROM GEORGE CARTER WAY (A PRIVATE STREET) WHICH IS ACCESSED FROM LEE ROAD - ROUTE 8461.
7. SITE ACCESS. THERE ARE NO NEW PUBLIC OR PRIVATE STREETS PROPOSED WITH THIS APPLICATION. ACCESS WILL BE OFF GEORGE CARTER WAY VIA PRIVATELY MAINTAINED DRIVEWAYS AS SHOWN ON THE SITE PLAN SHEET.
8. PARKING. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE LAYOUT AND INCREASE OR REDUCE THE PARKING SPACE QUANTITIES SHOWN AT THE TIME OF SITE PLAN SUBMISSION PROVIDED THE MINIMUM SETBACKS TO THE PROPERTY LINE ARE NOT REDUCED AND THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED (PURSUANT TO SECTION 9-024 OF THE ZONING ORDINANCE.) ALL PARKING LOT ISLANDS WILL BE A MINIMUM 8' INSIDE WIDTH.
9. EASEMENTS. THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE. ALL KNOWN UNDERGROUND UTILITY EASEMENTS ARE PRESENTED.
10. THE COUNTY TRAILS PLAN SHOWS A MAJOR TRAIL ALONG THE EAST SIDE OF LEE ROAD ABUTTING LOT 2. THE APPLICANT REQUESTS A MODIFICATION OF THE TRAIL REQUIREMENT IN FAVOR OF THE NEWLY CONSTRUCTED EXISTING FIVE (5) FOOT WIDE CONCRETE SIDEWALK.
11. UTILITIES. THE SITE IS SERVICED BY PUBLIC WATER AND PUBLIC SEWER AS SHOWN.
12. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SUM/BMP). SEE PRELIMINARY SUM PLAN AND OUTFALL ANALYSIS.
13. WETLANDS. THERE ARE NO KNOWN VEGETATED WETLANDS, TIDAL WETLANDS, OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY.
14. E.Q.C./FLOODPLAIN/RPA. NO E.Q.C., FLOODPLAIN, OR RPA EXISTS ON SITE.
15. CLEARING & GRADING. THE LIMITS OF CLEARING AND GRADING FOR THE SITE COINCIDE WITH THE EXISTING PERIPHERAL PROPERTY LINES EXCEPT WHERE INDICATED TO PROVIDE OFF-SITE STORMWATER MANAGEMENT IMPROVEMENTS.
16. SIGNAGE. ANY SIGNAGE WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12.
17. LANDSCAPING/BUFFERING. THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE.
18. GRAVES. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
19. LIGHTING/SOUND. IT IS THE INTENT OF THE APPLICANT TO ABIDE BY ANY AND ALL APPLICABLE PROVISIONS OF ARTICLE 14 (PERFORMANCE STANDARDS). WHERE REQUIRED AND IF NECESSARY, THE APPLICANT INTENDS TO PROVIDE PEDESTRIAN-SCALE STREET LIGHTS IN LIEU OF STANDARD STREET LIGHTS ALONG ALL PRIVATE STREETS. FURTHER, NO LOUDSPEAKER SYSTEM WILL BE UTILIZED ON THE SUBJECT SITE.
20. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, INFO KIOSKS, FOUNTAINS, GAZEBOS, ARBORS, PLANTERS, AND WALLS AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED. ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED.
21. E.V.M. AN EXISTING VEGETATION MAP (E.V.M.) HAS BEEN PROVIDED UNDER SEPARATE COVER SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.
22. SCENIC ASSETS/EXISTING STRUCTURES. THE SITE CONTAINS NO OTHER NATURAL FEATURES OR SCENIC ASSETS DESERVING OF PROTECTION AND PRESERVATION. THERE ARE NO EXISTING BUILDINGS ON SITE. SEE EXISTING CONDITIONS PLAN.
23. HAZMAT. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ((AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 612-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 280)) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
24. ROAD IMPROVEMENTS SHOWN FOR THE INTERSECTION OF GEORGE CARTER WAY AND LEE ROAD HAVE BEEN CONSTRUCTED. THESE IMPROVEMENTS INCLUDED AN ADDITION OF A CONCRETE MEDIAN ON LEE ROAD AND TRAFFIC SIGNALIZATION.
25. FINAL DESIGN. THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN (PURSUANT TO SECTION 9-024 OF THE ZONING ORDINANCE.)

SITE TABULATIONS*

SITE AREA (MIN LOT AREA (20,000 SF))		4.071 ACRES OR 171,165 SF
LANDSCAPED OPEN SPACE		15% OF GROSS AREA = 26,575 SF PROVIDED = 25% OR 44,320 SF
TREE COVER		10% MINIMUM TREE COVER REQUIRED SITE AREA = 171,165 SF BLDG FOOTPRINT = 31,100 SF NET SITE AREA = 139,465 SF PROVIDED = 11,250 SF / 139,465 SF OR 12.5%
YARD REQUIREMENTS		SEE ANGLE OF BULK PLANE (THIS SHEET)
BUILDING		
NUMBER OF STORIES/HEIGHT	ALLOWED: 75' PROPOSED: 4 / 69'	
PROPOSED TOTAL GROSS SF	102,552 SF	
LOT 2 FLOOR AREA RATIO (FAR)	ALLOWED: 10 MAX PROPOSED: 0.58	

OVERALL SITE CALCULATIONS***

LOT	BLDG FOOTPRINT	LOT AREA
EXISTING LOT 1	281,000 SF	358,506 SF
PROPOSED LOT 2	102,552 SF	171,228 SF
EXISTING LOT 3**	0 SF/ UNDEVELOPED	115,444 SF
PROPOSED LOT 4	110,000 SF	193,204 SF
EXISTING LOT 5	0 SF/ UNDEVELOPED	151,786 SF
EXISTING LOT 6	0 SF/ UNDEVELOPED	81,451 SF
OUT LOTS	N/A	310,583 SF
DEDICATED ROW	N/A	243,935 SF
	559,552 SF /	1,633,503 SF
		= 0.33 TOTAL SITE FAR

* DUE TO THE NATURE OF THE HOTEL SIZE AND PARKING NEEDS, THE LOT SIZE HAS BEEN REDUCED AS PART OF THIS SE. TABULATIONS HAVE BEEN CALCULATED BASED ON THE ADJUSTED LOT AREA.

** INCLUDES ADDED AREA FROM BOUNDARY LINE ADJUSTMENT OF LOT 2

*** CALCULATIONS SHOWN ARE FOR THE ENTIRE ELLIPSE AT WESTFIELDS DEVELOPMENT AND ARE FOR INFORMATIONAL PURPOSES ONLY.

PARKING TABULATIONS

PARKING SPACES

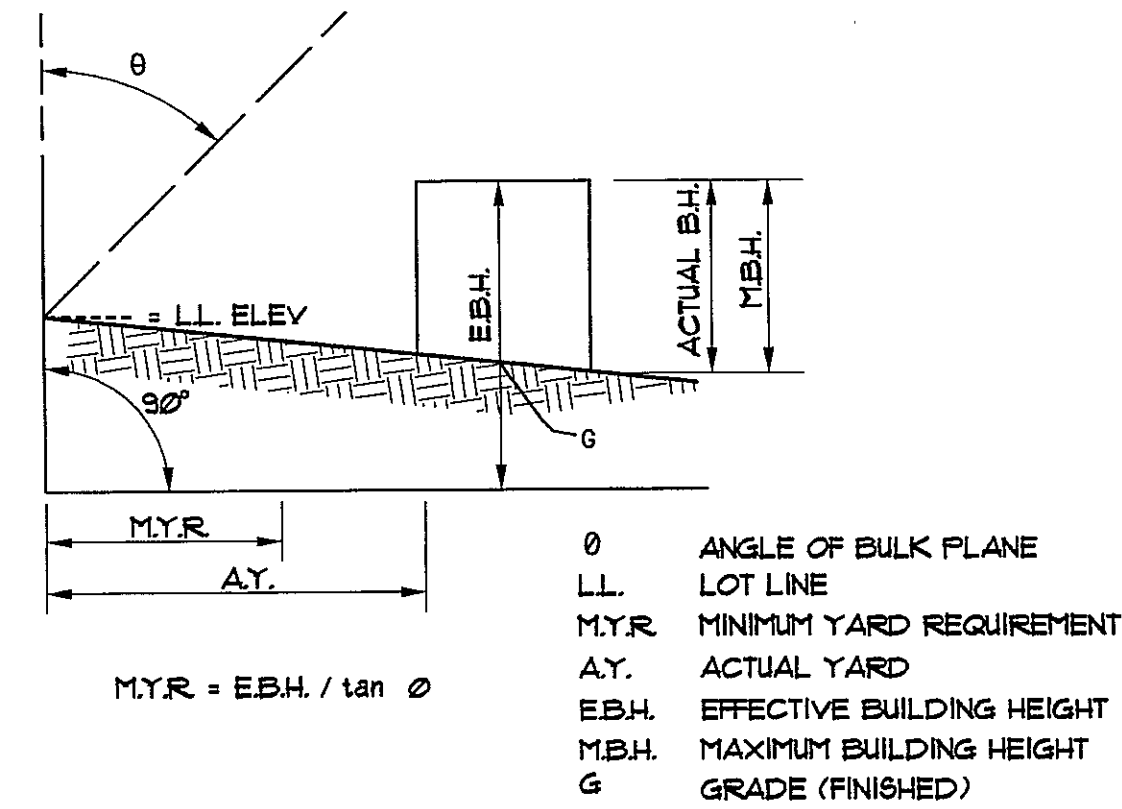
USE: HOTEL W/ A RESTAURANT AND ANCILLARY MEETING SPACE

USE	REQUIRED	
130 ROOMS	1 SPACE / ROOM + 4 SPACES/ 50 ROOMS	141 SPACES
65 SEAT RESTAURANT/ CAFE (6 EMPLOYEES) (3,100 SF)	1 SPACE/ 4 SEATS + 1 SPACES/ 2 EMPLOYEES	20 SPACES
80 SEATS/ 1200 SF MEETING ROOMS	CONVENTION SPACE THAT IS GREATER THAN 50 SQ. FT./GUEST ROOM: 20 SPACES PER 1000 SF (1) (TO BE CONFIRMED BY ZONING ADMINISTRATOR)	24 SPACES
TOTAL PARKING REQUIRED:		185 SPACES
TOTAL PARKING PROVIDED:		185 SPACES

LOADING SPACES

1/10,000 SF + 1/ EVERY 100,000 SF OR MAJOR FRACTION THEREOF = 2 LOADING SPACES

PROVIDED = 2



	REQUIRED	PROVIDED
ALLOWABLE BUILDING HEIGHT:	75'	69'±
MINIMUM FRONT YARD:	40' / 45' ABP	40'± / 45' ABP (MIN)
MINIMUM SIDE YARD:	NONE	28'±
MINIMUM REAR YARD:	NONE	N/A

ANGLE OF BULK PLANE

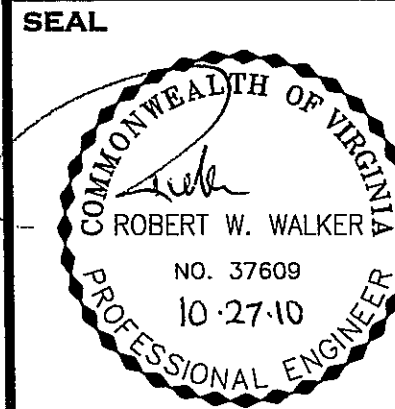
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Application No. SE 2010-SU-012 Staff WO'D

APPROVED SE SP PLAN
SEE DEV. CONDS DATED 11/4/2010
Date of (BOS) (BZA) approval 1/11/2011

Sheet 2 of 8
WO'D

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REVISIONS

FIRST SUBMISSION
MARCH 2010

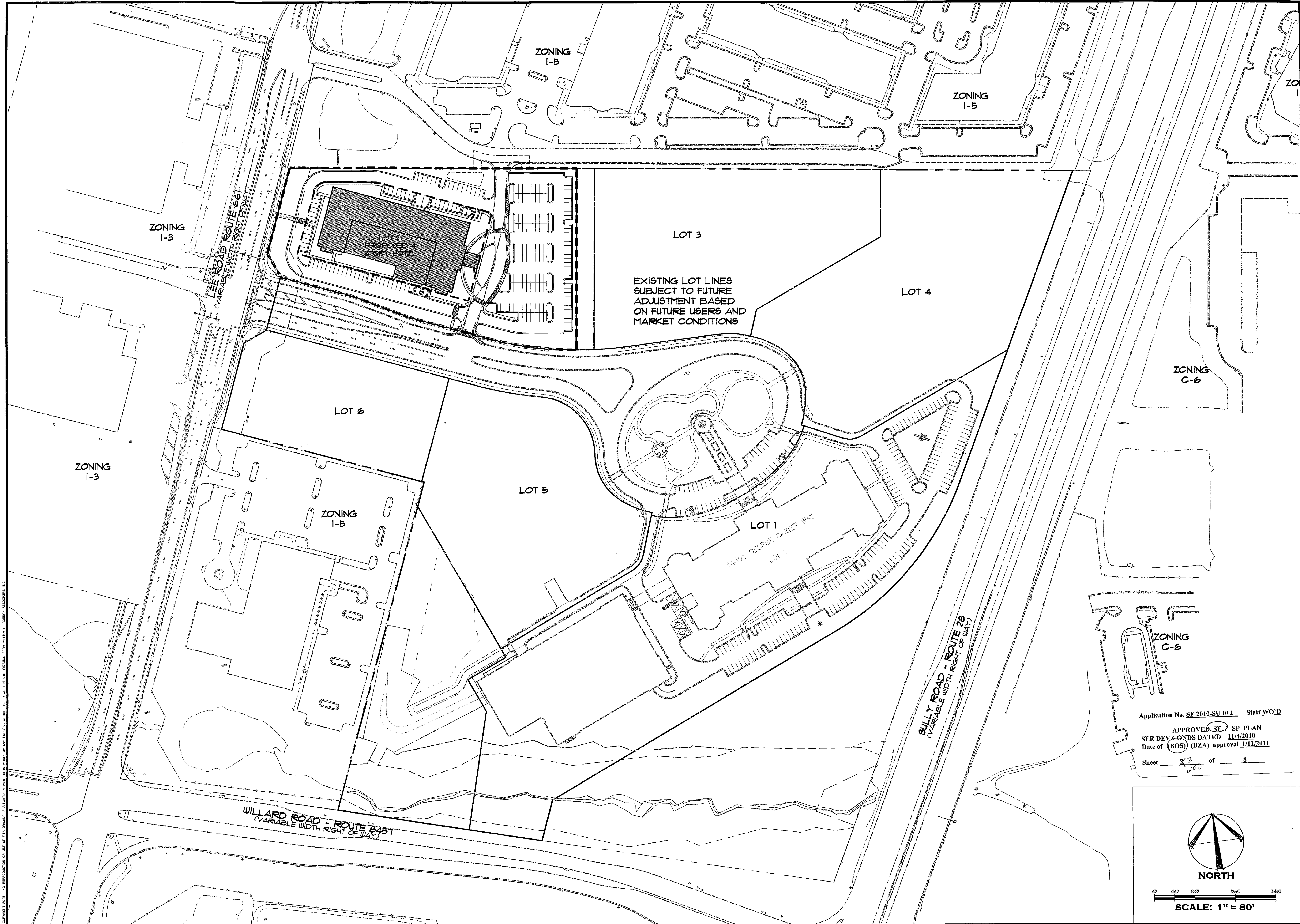
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GENERAL NOTES AND TABULATIONS

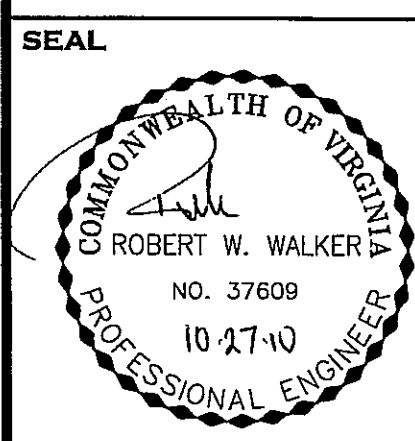
LOT 2
THE ELLIPSE AT WESTFIELDS
SPECIAL EXCEPTION
SE 2010-SU-012
SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE	N/A
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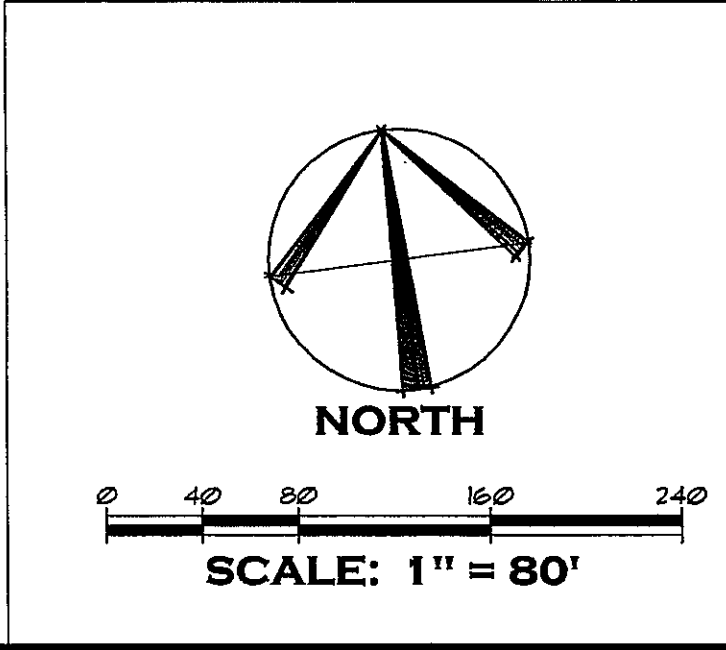
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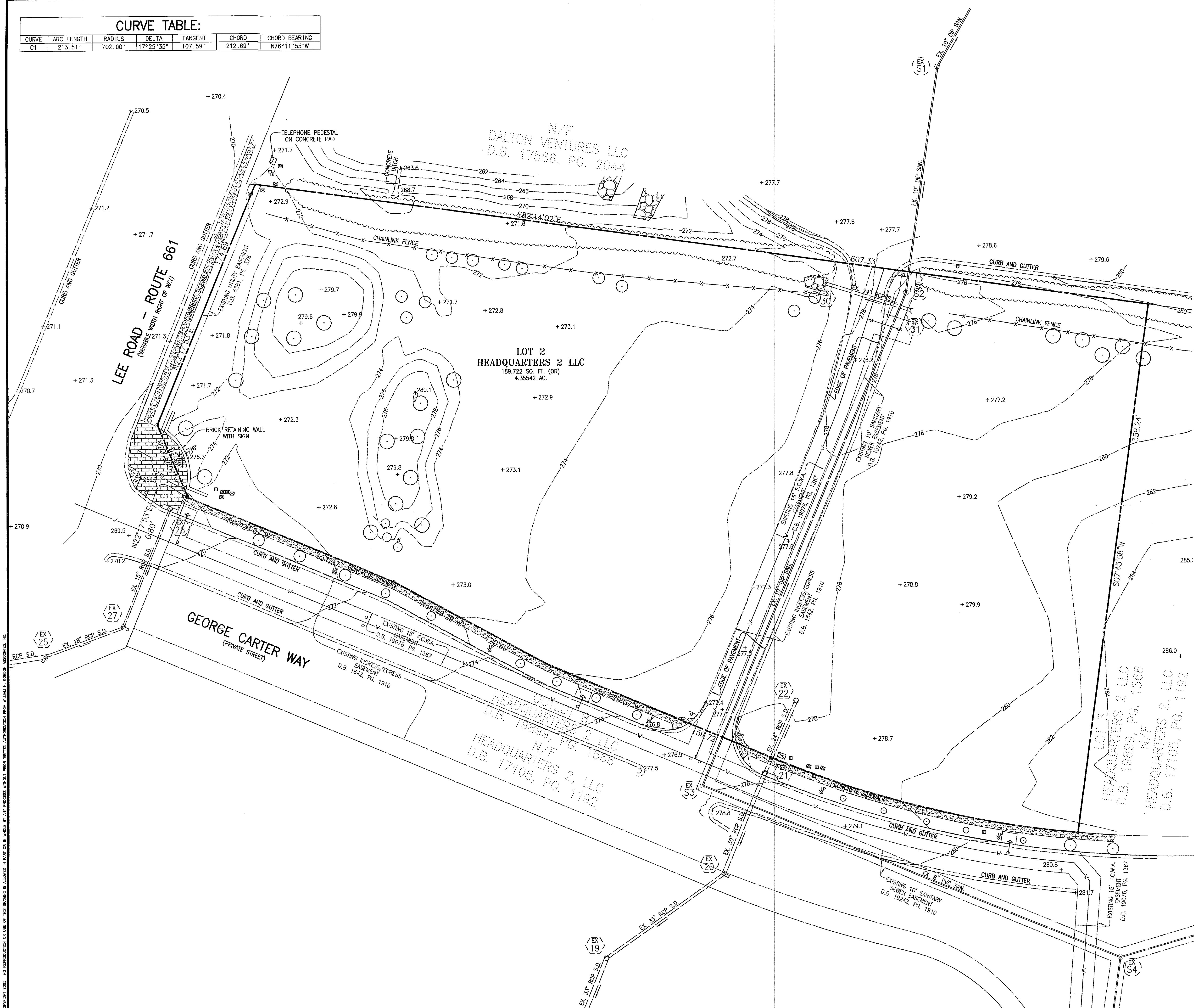
OVERALL SITE PLAN
LOT 2
THE ELLIPSE AT WESTFIELDS
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Sheet 3 of 8
WHD



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CURVE TABLE:						
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	213.51'	702.00'	17°25'35"	107.59'	212.69'	N76°11'55"W



LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- ELECTRIC HAND HOLE
- GROUND LIGHT
- COMMUNICATION HAND HOLE
- TELEPHONE PEDESTAL
- SIGN
- TREE
- FENCE
- TREE LINE
- ▒ BRICK SURFACE
- ▒ CONCRETE SURFACE
- ▒ RIP RAP

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON THE FAIRFAX COUNTY TAX MAP AS PARCEL NUMBER 034-3-14-0002 AND IS ZONED I-5.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF HEADQUARTERS 2, LLC AND WAS ACQUIRED FROM WP COMPANY LLC BY DEED DATED MARCH 24, 2005 AND RECORDED IN DEED BOOK 17105 AT PAGE 1192 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. NO TITLE REPORT WAS FURNISHED.
4. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO COMMUNITY PANEL NUMBER 515525 0025 D OF THE FEMA FLOOD INSURANCE RATE MAP.
5. THE TOPOGRAPHIC FIELD SURVEY WAS PERFORMED IN NOVEMBER 2008.
6. HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD83) NORTH ZONE.
7. VERTICAL DATUM IS REFERENCED TO (NGVDXX)
8. CONTOUR INTERVAL EQUALS TWO FEET.

Application No. **SE 2010-SU-012** Staff **WO'D**

APPROVED **SE** SP PLAN
 SEE DEV CONDS DATED **11/4/2010**
 Date of **(BOS)** (BZA) approval **1/11/2011**

Sheet **4** of **8**

NORTH

SCALE: 1" = 30'

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SEAL
COMMONWEALTH OF VIRGINIA ROBERT W. WALKER NO. 37609 10/17/10 PROFESSIONAL ENGINEER
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FIRST SUBMISSION MARCH 2010
REVISED PER STAFF COMMENTS SEPTEMBER 2010
REVISED PER STAFF COMMENTS OCTOBER 2010

EXISTING CONDITIONS PLAN

LOT 2

THE ELLIPSE AT WESTFIELDS

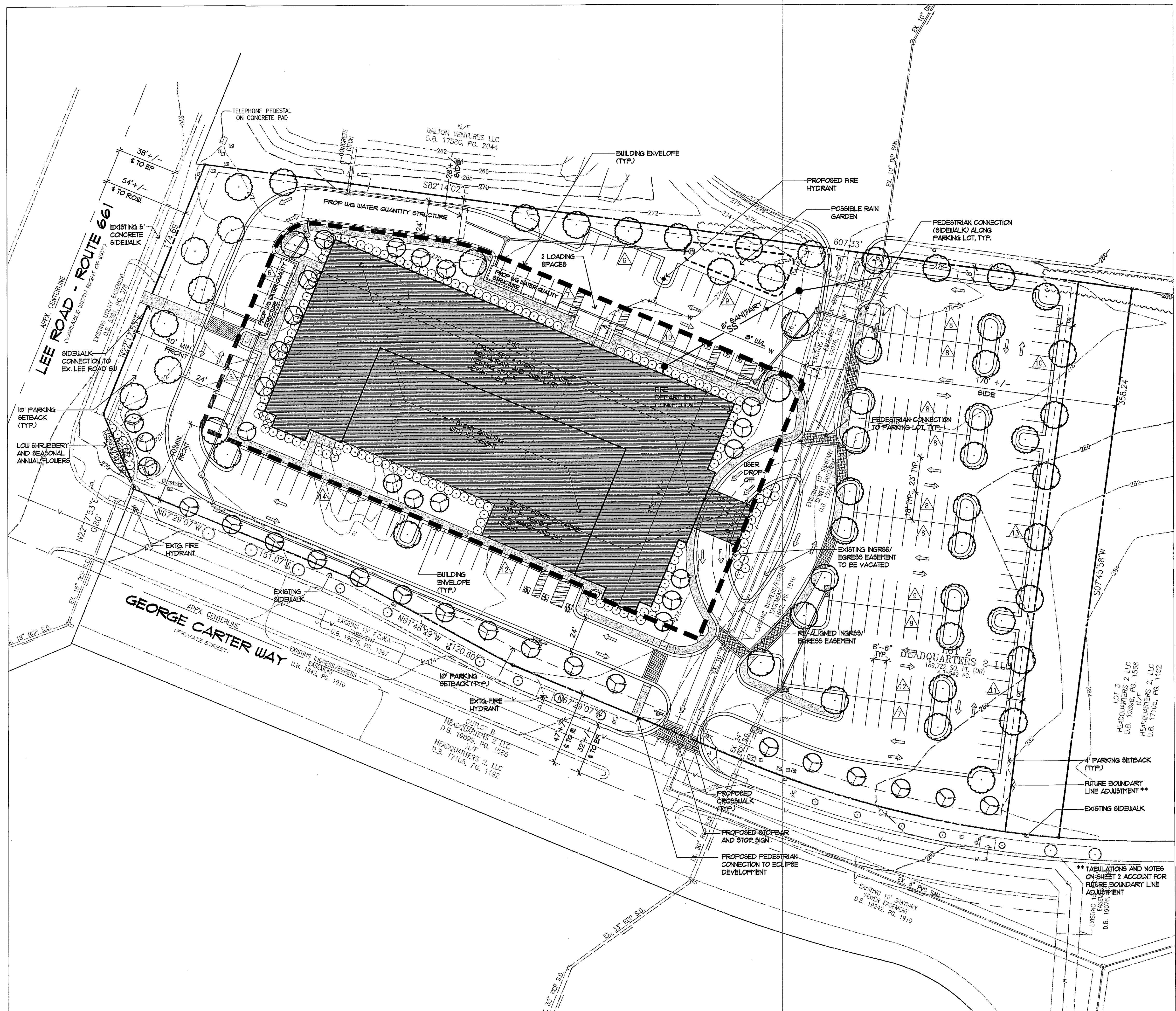
SPECIAL EXCEPTION

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SULLY DISTRICT - CHANTILLY, VIRGINIA

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GENERAL NOTES

1. DIMENSIONS/ SETBACKS TO PERIPHERAL LOT LINES ARE SHOWN TO THE PROPOSED BUILDING ENVELOPE. THE BUILDING FOOTPRINT AND SHAPE MAY BE ADJUSTED WITHIN THIS ENVELOPE AS LONG AS THE PERIPHERAL DIMENSIONS ARE MET.
2. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
3. SEE NOTES SHEET FOR SITE/ PARKING TABULATIONS AND ANGLES OF BULK PLANE.

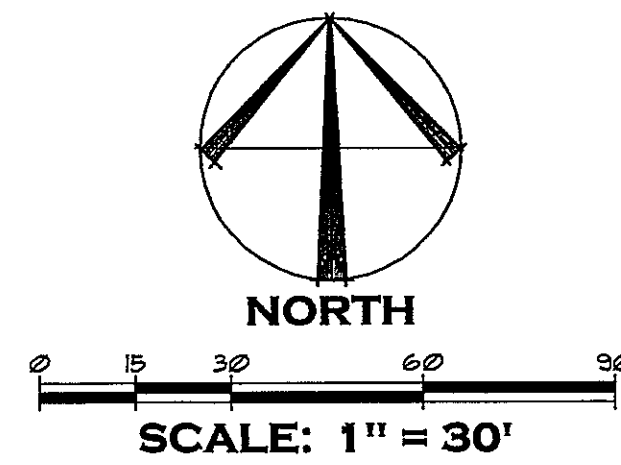
LEGEND

- PROPOSED HANDICAP PARKING SPACE
- VEHICULAR DIRECTIONAL ARROW
- PROPOSED SIDEWALK
- PROPOSED PAVED CROSSWALK
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAINAGE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB

Application No. SE 2010-SU-012 Staff WO'D

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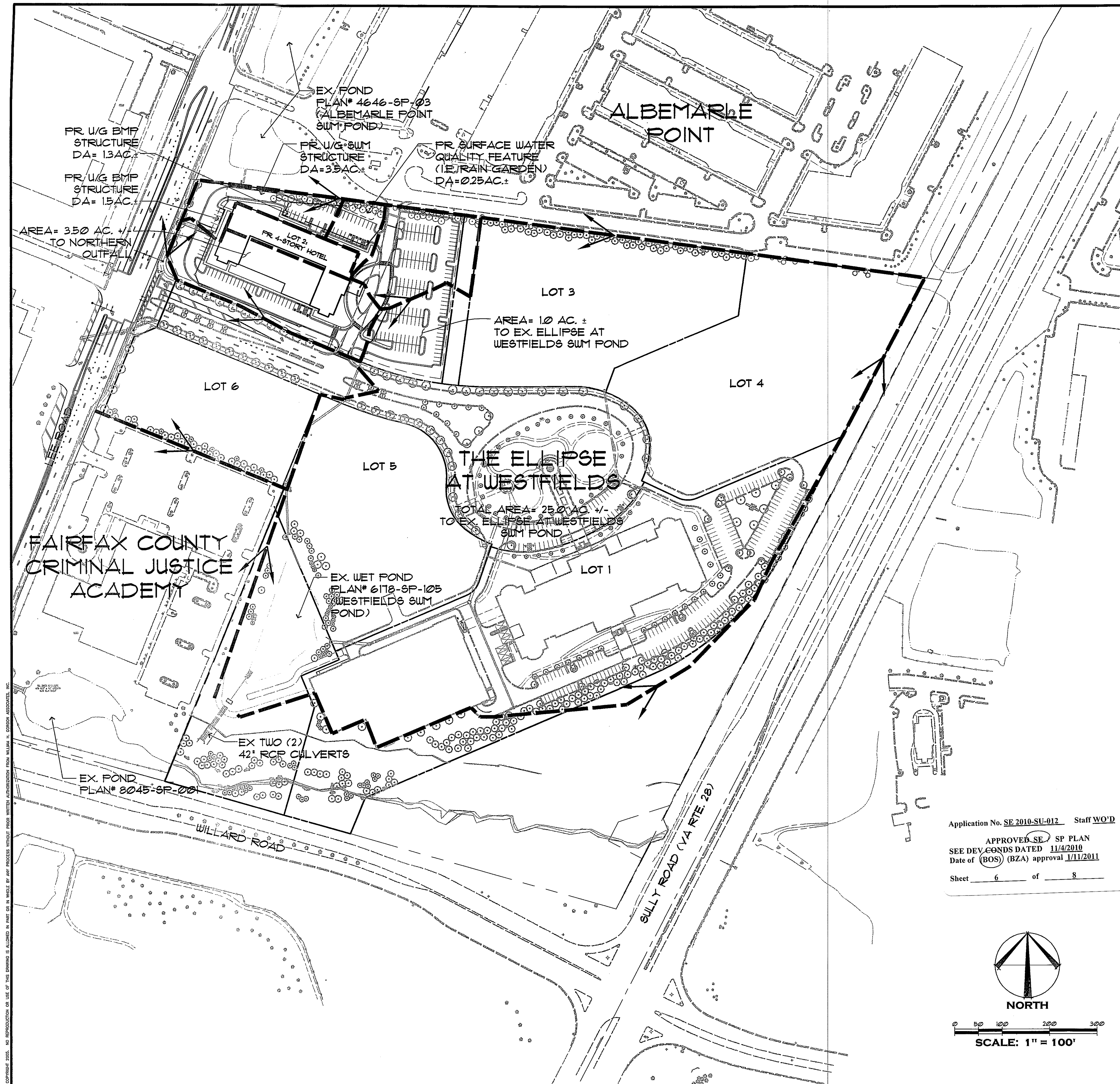
SPECIAL EXCEPTION PLAT
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SHEET #	5 of 8

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
10.27.10
PROFESSIONAL ENGINEER

REVISIONS
FIRST SUBMISSION
MARCH 2010
REVISED PER STAFF COMMENTS
SEPTEMBER 2010
REVISED PER STAFF COMMENTS
OCTOBER 2010



STORMWATER MANAGEMENT / BMP NARRATIVE

EXISTING HYDROLOGY

LOT 2 IS AN UNDEVELOPED PARCEL OF 4.33 AC IN WHICH THE MAJORITY OF THE SITE DRAINS FROM EAST TO WEST. THIS DRAINAGE FLOWS INTO THE EXISTING SUM POND ON THE ALBEMARLE POINT DEVELOPMENT PROPERTY TO THE NORTH. THIS EXISTING SUM POND WAS DESIGNED AND CONSTRUCTED UNDER FAIRFAX COUNTY PLAN #4646-SF-03 TO PROVIDE FOR THE STORM WATER RUNOFF FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION.

STORMWATER MANAGEMENT CONTROLS WERE CONSTRUCTED FROM THE FAIRFAX COUNTY PLAN #6178-SF-105, THE ELLIPSE AT WESTFIELDS. THE EXISTING WET POND, WHICH WAS DESIGNED TO TREAT FUTURE DEVELOPMENT OF A PORTION OF LOT 2 FOR WATER QUALITY/QUANTITY CONTROLS, WAS DESIGNED TO PROVIDE EXTENDED DETENTION OF THE 1-YEAR STORM EVENT. A WAIVER (6178-W8UD-016-1) FOR 2 AND 10 YEAR PEAK FLOW ATTENUATION WAS OBTAINED FOR THE ELLIPSE AT WESTFIELDS SITE PLAN AS A RESULT OF PROVIDING THIS 1-YEAR 24-HOUR EXTENDED DETENTION. ALSO AS A RESULT OF THIS EXTENDED DETENTION, THE DRAINAGE AREA FROM THE DIRECTION OF THE DEVELOPMENT SITE OF LOT 2 WOULD NOT ADVERSELY IMPACT LEVELS OF FLOODING AND WOULD IN FACT REDUCE EROSION POTENTIAL OF DOWNSTREAM DRAINAGE CHANNELS.

ANOTHER CONDITION OF THE ABOVE WAIVER CALLED FOR THE WESTFIELD DEVELOPMENT PLAN TO INCLUDE CULVERT IMPROVEMENTS OF THE DOWNSTREAM CROSSING OF LEE ROAD. ACCORDING TO THE PLANS, THIS WAS A BOTTLENECK IN THE EXISTING FLOW CONDITIONS AND COULD THEREFORE HAVE BEEN CAUSING FLOODING TO THE FAIRFAX COUNTY CRIMINAL JUSTICE SITE - IF THEY ARE IN FACT THE PARTY THAT REPORTED THE FLOOD EVENTS. THIS NEW DOWNSTREAM CULVERT SYSTEM HAS BEEN INSTALLED, THEREFORE IMPROVING THE PREVIOUS DRAINAGE SITUATION THAT MAY HAVE CAUSED FLOODING EVENTS ON THE FAIRFAX COUNTY CRIMINAL JUSTICE SITE.

PROPOSED HYDROLOGY

LOT 2 WILL BE A DEVELOPED SITE WITH A 4-STORY HOTEL AND ASSOCIATED PARKING AREA. THIS EXISTING DRAINAGE DIVIDES WILL BE HONORED WITH THE MAJORITY OF THE SITE DRAINAGE FLOWING TO THE WEST VIA A PROPOSED STORM SEWER SYSTEM. THE STORM SEWER SYSTEM WILL OUTFALL INTO AN UNDERGROUND SUM DETENTION STRUCTURE, IF NEEDED. THIS STRUCTURE WILL HAVE APPROXIMATELY 6,350 CU. FT. OF STORAGE CAPACITY. THE SITE WILL CONTINUE TO DISCHARGE TO THE EXISTING ALBEMARLE POINT SUM POND, AS IN THE PRE DEVELOPED CONDITION. IF THE EXISTING POND HAS THE CAPACITY TO ATTENUATE THE POSTDEVELOPED CONDITION FOR THIS SITE, THEN THE UNDERGROUND SUM STRUCTURE WILL NOT BE PROPOSED.

APPROXIMATELY 1.0 AC. +/- OF LOT 2 WILL DRAIN TO A PROPOSED STORM SEWER SYSTEM THAT WILL DRAIN TO THE EXISTING STORM SEWER SYSTEM CONSTRUCTED UNDER THE ELLIPSE AT WESTFIELDS PLAN (FAIRFAX COUNTY PLAN #6178-SF-105) AND DISCHARGES INTO THE EXISTING SUM POND. AS IN THE PRE DEVELOPED CONDITION, THIS POND WAS DESIGNED AND CONSTRUCTED TO PROVIDE CAPACITY FOR THIS DRAINAGE AREA.

THE EXISTING POND FOR THE ELLIPSE AT WESTFIELDS DEVELOPMENT OUTLET CONTROL IS A COMBINED PRINCIPAL AND EMERGENCY SPILLWAY DESIGNED TO SAFELY PASS THE 100-YEAR STORM EVENT. OUTLET CONTROL IS PROVIDED WITH A RISER STRUCTURE AND DOUBLE 42" RCP CULVERT. THIS POND WAS DESIGNED TO PROVIDE STORM WATER MANAGEMENT FOR A DRAINAGE AREA OF 25 AC. +/- WITH A CURVE NUMBER OF 92. THE PROPOSED IMPROVEMENTS OF THIS PLAN DO NOT INTEND ON INCREASING THE DRAINAGE AREA OR THE CURVE NUMBER. THEREFORE THE SUM REQUIREMENTS OF THIS PORTION OF THE DEVELOPMENT SITE OF LOT 2 ARE MET WITH THE EXISTING FACILITY.

BMP (WATER QUALITY)

FOR LOT 2, BMP/WATER QUALITY WILL BE HANDLED ON-SITE WITH PROPOSED BMP STRUCTURES. IN THE NORTHEAST CORNER OF THE SITE A PROPOSED SURFACE BMP STRUCTURE (I.E. RAIN GARDEN) IS SHOWN WITHIN A LANDSCAPE AREA. AN UNDERGROUND BMP STRUCTURE IS SHOWN IN THE PARKING AREA TO THE WEST OF THE PROPOSED BUILDING. 50% PHOSPHOROUS REMOVAL EFFICIENCY WILL NEED TO BE OBTAINED SINCE THE DEVELOPMENT IS WITHIN THE CUB RUN WATERSHED.

THE ELLIPSE AT WESTFIELDS IS LOCATED WITHIN THE CUB RUN WATERSHED, WHICH IS A WATER SUPPLY PROTECTION OVERLAY DISTRICT, REQUIRING 50% PHOSPHOROUS REMOVAL EFFICIENCY. THE EXISTING WET POND FOR THE ELLIPSE AT WESTFIELDS IS DESIGNED TO PROVIDE WATER QUALITY FOR 25.5 AC.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L)
Cluster Subdivision (8-015 1G & 1H)
Development Plans (16-302 3 & 4L)
FDDP P Districts (except FDDP) (16-302 1F & 1Q)
Special Exceptions (8-011 2J & 2L)
Comprehensive Redevelopment Districts (8-022 2A (12) & (14))
PFC Plan (16-303 1E & 1Q)
Amendments (16-302 10F & 10I)

1. Plot is at a minimum scale of 1"=60' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.

3. Provide:	Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (sf)	If pond, dam height (ft)
Ex Wet Pond	4.40	25.0	-	25.0	57,000	167,300	3.20
W/Q SWM Structure	3.50	-	3.50	2,320	6,350	-	-
Total							

4. Unless drainage channels, outfalls and pipe systems are shown on Sheet 5 & 7, Pond Inlet and outlet pipe systems are shown on Sheet 8.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 8. Type of maintenance access road surface noted on the plot is ASPHALT (overlaid, gravel, etc.).

6. Landscaping and base preservation shown in and near the stormwater management facility is shown on Sheet 12A.

7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 8.

8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 8.

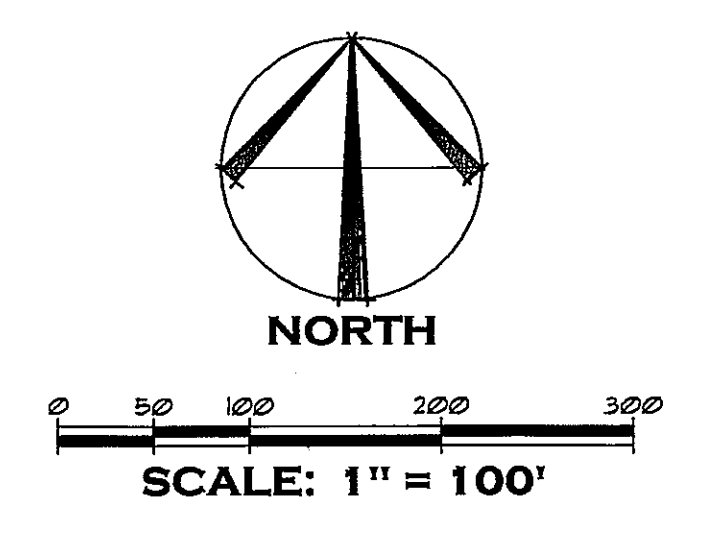
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 8.

10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, 8, & 9.

11. A subdivision waiver is requested for 8/A.

12. Stormwater management is not required because 8/A.

Application No. SE 2010-SU-012 Staff WO'D
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Sheet 6 of 8



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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
10-27-10
PROFESSIONAL ENGINEER

REVISIONS

FIRST SUBMISSION
MARCH 2010
REVISED PER STAFF COMMENTS
SEPTEMBER 2010
REVISED PER STAFF COMMENTS
OCTOBER 2010

PRELIMINARY STORMWATER PLAN AND NARRATIVE

LOT 2

THE ELLIPSE AT WESTFIELDS

SPECIAL EXCEPTION

SE 2010-SU-012

SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE 1"=60'

DATE OCTOBER 28, 2010

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JOB # 0612-0308

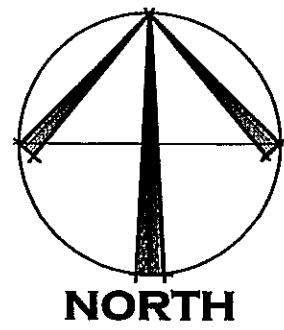
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SHEET # 6 of 8



OVERALL DRAINAGE DIVIDE MAP

SCALE: 1"=200'



ADEQUATE OUTFALL NARRATIVE

LIMIT OF DOWNSTEAM REVIEW

ACCORDING TO FAIRFAX COUNTY FFM SECTION 6-0203.2A, THE LIMIT OF DOWNSTEAM REVIEW SHALL BE "TO A POINT THAT IS AT LEAST 150 FEET DOWNSTEAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE".

THE SUBJECT PROPERTY HAS TWO (2) OUTFALL POINTS FROM THE PARCEL.

THE FIRST, AND MAJOR DRAINAGE AREA OF THE SITE (3.50 AC), OUTFALLS TO THE NORTH INTO THE EXISTING SUM POND ON THE ALBEMARLE POINT PARCEL. THE POINT OF CONFLUENCE FOR OUTFALL 1 WILL BE AT THE POINT WHERE 3.5 AC, OR MORE JOINS THE SUBJECT AREA. THE EXISTING POND ON THE ALBEMARLE POINT PARCEL IS THE POINT OF CONFLUENCE FOR OUTFALL 1, WITH THE DOWNSTEAM REVIEW BEING THE DRAINAGE CHANNEL ALONG THE EAST SIDE OF LEE ROAD DRAINING TO THE NORTH.

THE SECOND OUTFALL POINT IS LOCATED NEAR THE SOUTHEASTERN PROPERTY CORNER OF THE SUBJECT PROPERTY. AT OUTFALL 2, THE CONTRIBUTING DRAINAGE AREA IS 0.75 AC AND THE PROPOSED STORM SEWER OUTFALLS INTO THE EXISTING STORM SEWER AND THUS ONTO THE EXISTING ELLIPSE AT WESTFIELDS POND. THE POINT OF CONFLUENCE FOR OUTFALL 2 WILL BE AT THE POINT WHERE 0.75 AC, OR MORE JOINS THE SUBJECT AREA. THE EXISTING ELLIPSE AT WESTFIELDS POND IS THE POINT OF CONFLUENCE WITH THE DOWNSTEAM REVIEW ENDING AT THE OUTFALL OF THE DOUBLE CULVERTS TO THE EXISTING DRAINAGE CHANNEL.

OUTFALL ANALYSIS

THE SUBJECT PROPERTY (LOT 2) HAS TWO DRAINAGE AREAS THAT FLOW FROM THE SITE. AREA 1 OUTFALLS TO THE NORTH INTO THE EXISTING ALBEMARLE POINT SUM POND CONSTRUCTED UNDER FAIRFAX COUNTY PLAN #4646-SF-03. THIS POND WAS DESIGNED TO ACCOMMODATE THE EXISTING FLOWS FROM THE ELLIPSE AT WESTFIELDS SITE. THE EXISTING POND OUTFALLS INTO A RIP-RAP DRAINAGE CHANNEL THAT IS HEAVILY VEGETATED AND FLOWS NORTH ALONG THE EAST SIDE OF LEE ROAD. THIS DRAINAGE CHANNEL CONTINUES TO THE NORTH AND ULTIMATELY OUTFALLS INTO THE SCNEIDER RUN.

THE FIRST 150' OF OUTFALL FROM THE EXISTING POND OUTLET STRUCTURE INCLUDES APPROXIMATELY 30' OF RCP WHICH DAYLIGHTS TO A RIP-RAP LINED CHANNEL THAT IS HEAVILY VEGETATED. FROM A FIELD VISIT, IT APPEARS THAT THIS CHANNEL IS VERY ESTABLISHED AND HAS NOT EXPERIENCED ANY EROSION PROBLEMS. FROM A PRELIMINARY STANDPOINT, THE OUTFALL CHANNEL APPEARS TO BE ADEQUATE. FINAL ADEQUATE OUTFALL COMPUTATIONS/ANALYSIS, AS REQUIRED BY THE PUBLIC FACILITIES MANUAL, WILL BE PERFORMED WITH THE SITE PLAN SUBMISSION.

AREA 2 OUTFALLS TO THE SOUTHEAST CORNER OF THE SITE FROM THE PROPOSED STORM SEWER TO THE EXISTING STORM SEWER SYSTEM CONSTRUCTED UNDER FAIRFAX COUNTY PLAN #6118-SF-105. THIS STORM SEWER OUTFALLS INTO THE EXISTING POND FOR THE ELLIPSE AT WESTFIELDS DEVELOPMENT. THE EXISTING POND WAS DESIGNED/CONSTRUCTED UNDER FAIRFAX COUNTY PROJECT #6118-SF-105, WHICH CONSIDERED THE DRAINAGE AREA FROM THE SUBJECT PROPERTY. THIS POND OUTFALLS THROUGH DOUBLE 42" RCP CULVERTS TO AN EXISTING DRAINAGE CHANNEL ALONG THE NORTH SIDE OF WILLARD ROAD. THIS CHANNEL OUTFALLS TO THE EXISTING POND ON THE FAIRFAX COUNTY CRIMINAL JUSTICE ACADEMY PARCEL AND OUTFALLS TO A TRIBUTARY OF THE SCNEIDER BRANCH.

THE 150' OF OUTFALL FROM THE EXISTING POND THAT AREA 2 DRAINS TO INCLUDES 100' OF 42" TWIN RCP AND 50' OF MANMADE DRAINAGE CHANNEL. THE 42" TWIN RCP'S WERE DESIGNED TO ADEQUATELY PASS THE 100-YEAR STORM EVENT. THE CHANNEL WAS ALSO DESIGNED AND CONSTRUCTED WITH THE ELLIPSE AT WESTFIELD SITE PLAN TO CONVEY STORM WATER FROM THE WET POND. FROM FIELD INSPECTION, VEGETATION APPEARS TO BE ESTABLISHED AND NO EROSION IS OCCURRING. FROM A PRELIMINARY STANDPOINT, THE OUTFALL CHANNEL APPEARS TO BE ADEQUATE. FINAL ADEQUATE OUTFALL COMPUTATIONS/ANALYSIS, AS REQUIRED BY THE PUBLIC FACILITIES MANUAL, WILL BE PERFORMED WITH THE SITE PLAN SUBMISSION.

MAP NOTE

THE MAP SHOWING THE OFF-SITE DRAINAGE SYSTEM AND DRAINAGE DIVIDES WAS OBTAINED FROM SITE PLAN 6118-SF-105 AND FAIRFAX COUNTY MAPPING.

ONE SQUARE MILE DESCRIPTIVE EXTENT OF REVIEW

THE ONE SQUARE MILE DESCRIPTIVE EXTENT OF REVIEW FOR THE SUBJECT AREAS MEET AT SCNEIDER RUN, TO THE WEST IF THE SUBJECT PROPERTIES, SHOWN ON THIS SHEET.

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Sheet 7 of 8

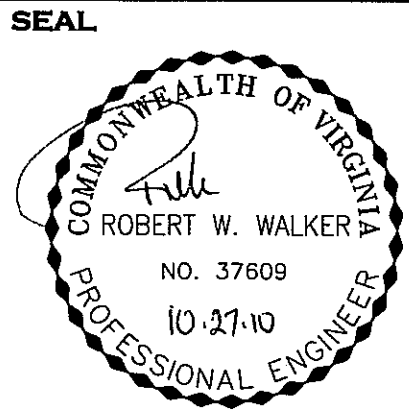
THE ELLIPSE AT WESTFIELDS
SPECIAL EXCEPTION
SE 2010-SU-012
SULLY DISTRICT - CHANTILLY, VIRGINIA

ADEQUATE OUTFALL ANALYSIS

LOT 2

SCALE AS NOTED
DATE OCTOBER 28, 2010
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SHEET #

7 of 8

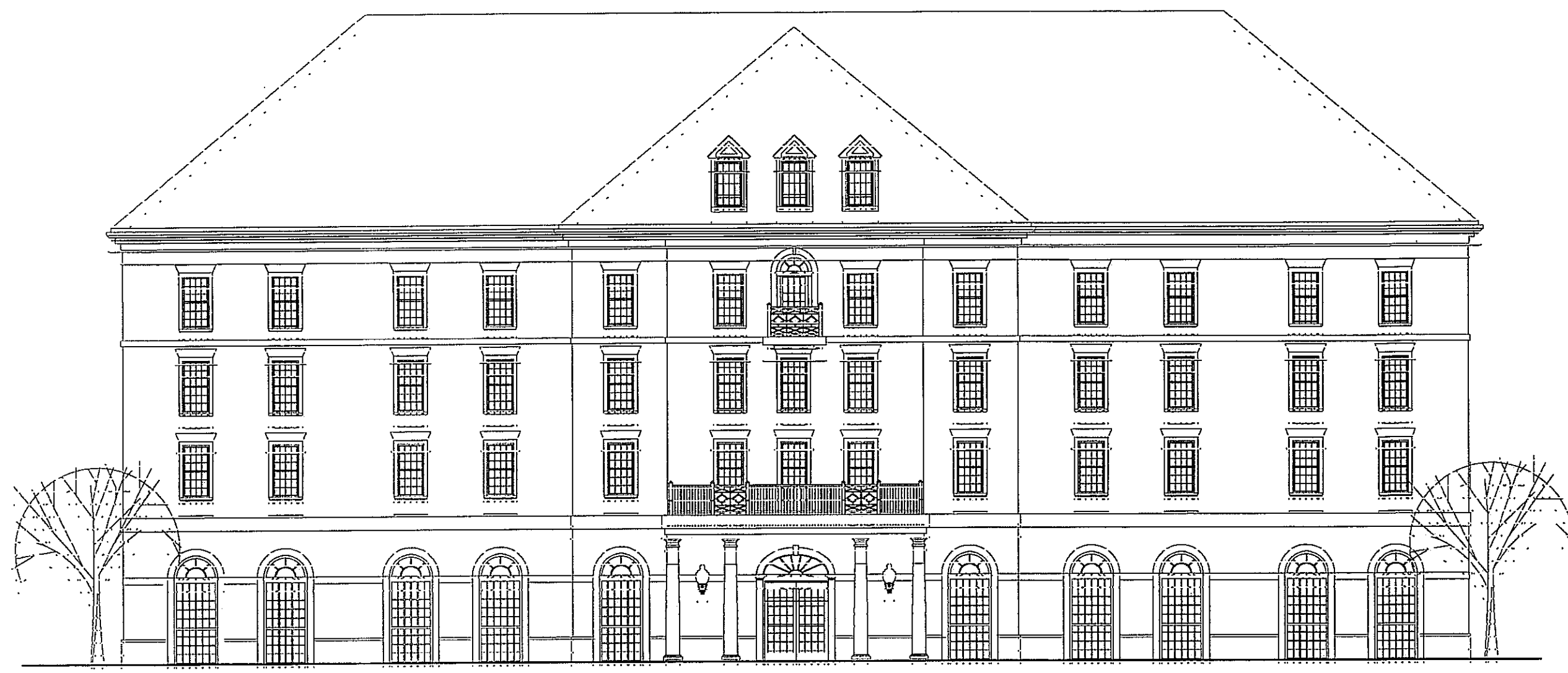


REVISIONS
FIRST SUBMISSION
MARCH 2010

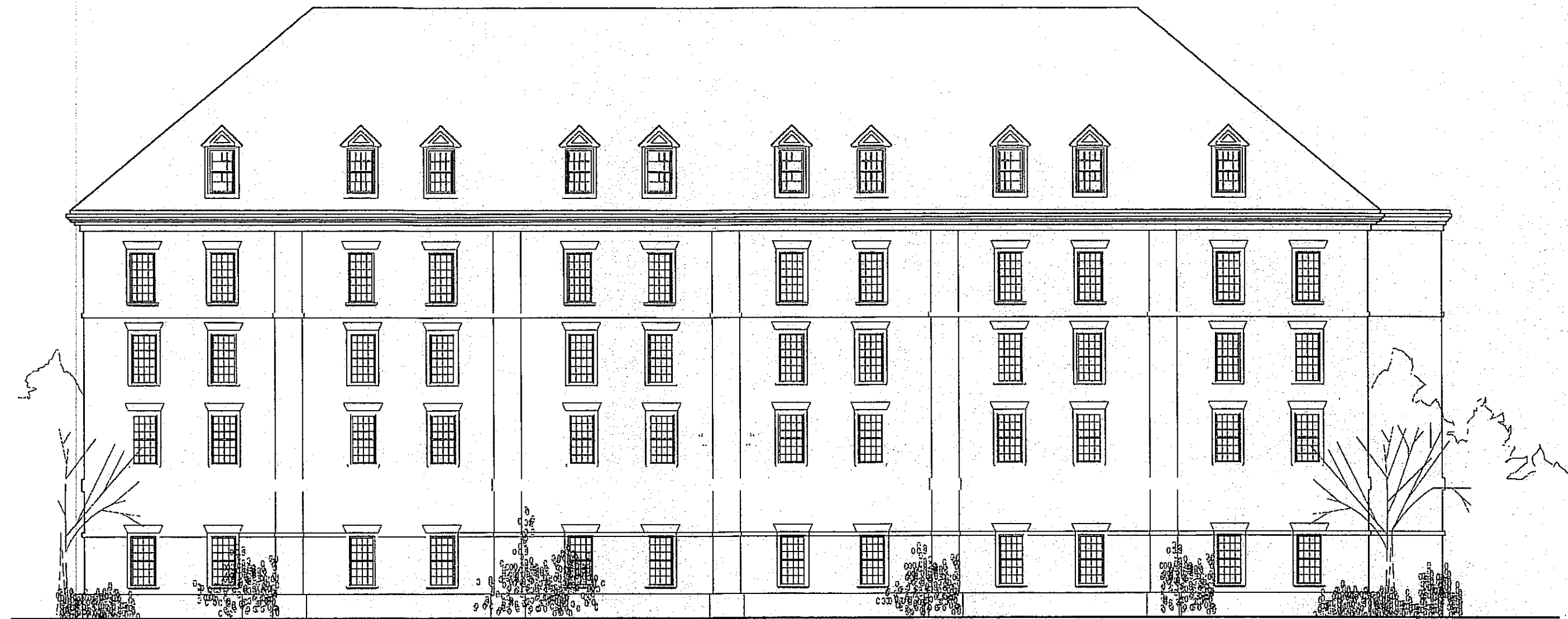
REVISED PER STAFF COMMENTS
SEPTEMBER 2010

REVISED PER STAFF COMMENTS
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Front Elevation
Lot 2
HOTEL SUITES
CHANTILLY, VIRGINIA
The Ellipse
AT WESTFIELDS



Lee Road Elevation
Lot 2
HOTEL SUITES
CHANTILLY, VIRGINIA
The Ellipse
AT WESTFIELDS

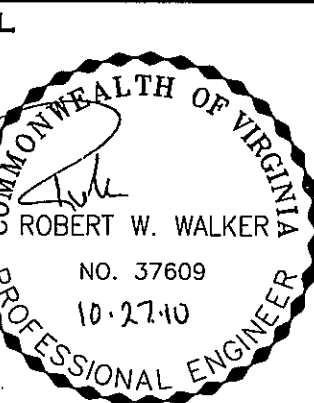
NOTE: ARCHITECTURAL ELEVATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND REPRESENT THE GENERAL CHARACTER THAT EXISTS AND IS DESIRED IN THE ECLIPSE DEVELOPMENT. FINAL EXTERIOR MATERIAL TYPE WILL BE DEPENDENT ON END HOTEL USER. THE BUILDING MATERIAL WILL BE PRIMARILY BRICK, OR OTHER SIMILAR TRADITIONAL MATERIALS, THAT ARE SIMILAR TO AND COMPATIBLE WITH MATERIALS USED ON THE PROPERTY IDENTIFIED AS 44-1 ((1)) L.



Side Elevation
Lot 2
HOTEL SUITES
CHANTILLY, VIRGINIA
The Ellipse
AT WESTFIELDS

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Sheet 8 of 8

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ARCHITECTURAL ELEVATIONS
LOT 2
THE ELLIPSE AT WESTFIELDS
SPECIAL EXCEPTION
SE 2010-SU-012
SULLY DISTRICT - CHANTILLY, VIRGINIA

SCALE	N.T.S.
DATE	OCTOBER 28, 2010
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CHECKED	BAC
JOB #	0612-0308
CAD FILE	0308-AE.dwg
SHEET #	8 of 8